140.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	851,800 / 851,800
					USE VALUE:	851,800 / 851,800
					ASSESSED:	851,800 / 851,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOLOWICH KATHARINE S
Owner 2:	
Owner 3:	
Street 1:	35 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PALLOTTA ANTHONY D & NANCY -
Owner 2:	TRS/PALLOTTA INVESTMENT TR -
Street 1:	35 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Brick Veneer Exterior and 2394 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5508.000	378,200	5,400	468,200	851,800
Total Card	0.126	378,200	5,400	468,200	851,800
Total Parcel	0.126	378,200	5,400	468,200	851,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.87 /Parcel: 355.87

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 89638
GIS Ref:
GIS Ref:
Insp Date: 05/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 140.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	378,200	5400	5,508.	468,200	851,800		Year end	12/23/2021
2021	101	FV	366,800	5400	5,508.	468,200	840,400		Year End Roll	12/10/2020
2020	101	FV	366,700	5400	5,508.	468,200	840,300	840,300	Year End Roll	12/18/2019
2019	101	FV	278,700	5400	5,508.	438,900	723,000	723,000	Year End Roll	1/3/2019
2018	101	FV	284,300	5400	5,508.	362,800	652,500	652,500	Year End Roll	12/20/2017
2017	101	FV	284,300	5400	5,508.	333,600	623,300	623,300	Year End Roll	1/3/2017
2016	101	FV	284,300	5400	5,508.	304,300	594,000	594,000	Year End	1/4/2016
2015	101	FV	268,600	5400	5,508.	298,500	572,500	572,500	Year End Roll	12/11/2014

!10786!

PRINT

Date	Time
12/30/21	11:22:06

LAST REV

Date	Time
08/01/18	11:37:33
mmcmakin	

USER DEFINED

Prior Id # 1:	89638
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10786

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PALLOTTA ANTHON	67297-429		5/23/2016	Mult Lots	945,000	No	No		
PALLOTTA ANTHON	9492-364		2/26/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/1/2018	Mail Update	MM	Mary M
5/18/2018	Inspected	PH	Patrick H
5/8/2018	MEAS&NOTICE	BS	Barbara S
11/20/2008	Meas/Inspect	336	PATRIOT
11/17/1999	Meas/Inspect	243	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5508		Sq. Ft.	Site		0	80.	1.06	9									468,193						468,200	

Total AC/HA:	0.12645	Total SF/SM:	5508	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	468,193	Spl Credit		Total:	468,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	25
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.16269529
Const Adj.:	1.01489842
Adj $ / SQ:	153.402
Other Features:	92710
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	464675
Depreciation:	86430
Depreciated Total:	378245

COMMENTS

OF= 2 BMT SINKS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

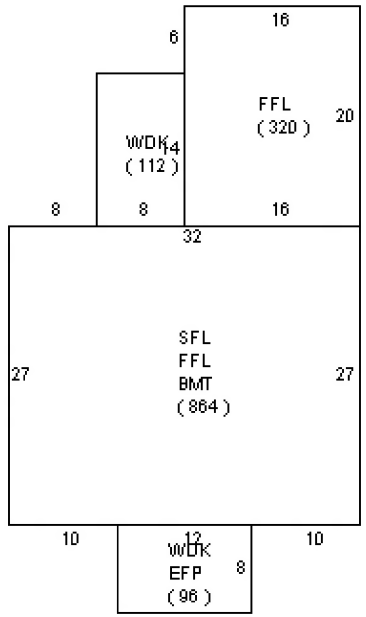
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	153.40
Special Features:	0	Val/Su Net:	117.60
Final Total:	378200	Val/Su SzAd	184.67

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,184	153.400	181,628
BMT	Basement	864	57.990	50,100
SFL	Second Floor	864	153.400	132,540
WDK	Deck	208	10.970	2,281
EFP	Enclos Porch	96	56.410	5,416

Net Sketched Area:	3,216			Total:	371,965
Size Ad	2048	Gross Area	3216	FinArea	2394

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X23	A	AV	1929	20.72	T	40	101			5,400			5,400

More:	N	Total Yard Items:	5,400	Total Special Featues:		Total:	5,400